

Agenda

Forty-Ninth Regular or Special Meeting of the Twenty-Ninth Town Council of Highland

Special Meeting of Monday, August 30, 2021 at 6:30 p.m.

Agenda organized pursuant to Section 2.05.090 of the Highland Municipal Code. This meeting will be convened as in person and an electronic meeting (Hybrid), pursuant to Governor Holcomb's Executive Orders 20-04, 20-09 and 20-25 and now extended by Executive Order 21-18 allowing such meetings, pursuant to IC 5-14-1.5-3.7 for the duration of the emergency, through **August 30, 2021.**

People may observe and record the meeting live streaming by joining the meeting on the Zoom platform: <https://us06web.zoom.us/j/82972183066?pwd=S1FZcWcyY2FsaUtGTWVVCYkhRR1hnQT09>

Further, persons wishing to offer comment in the meeting may access the electronic meeting by using the preceding and adding the password for Meeting ID 829 7218 306, password (code): 422665.

**Pledge of
Allegiance:**

Silent Roll Call:



**A GREAT PLACE
TO CALL HOME**

Bernie Zemen

Mark A. Herak

Mark J. Schocke

Thomas (Tom) Black

Roger Sheeman

Special Orders:

1. **Ratify the Meeting.** Ratify the special meeting with its additional purposes, pursuant to HMC Section 2.05.130(A) (4) and Section 2.05.130(F).
2. **Public Hearing General Improvement Project.** Considering the Preliminary Order of the Town Council to proceed with a project to improve the 3500 Block of Jewett Street known as the Jewett Street Reconstruction Project and to finance cost of some of these improvements associated with the reconstruction through the Municipal General Improvement Fund with the collection of special assessments from property owners benefited by the respective Improvements.
 - (a) Verification of Proof of Publication. (IC 5-3-1; IC 36-9-17)
 - (b) Read Notice of Hearing.
 - (c) **Public Hearing on the following Issue:** Whether the benefits that will accrue to the property liable to be assessed for the respective improvements will be equal to the maximum estimated cost of each of the improvements.
 - (d) Close public hearing.
 - (e) Consideration of Confirmatory Works Board Order No. 2021-28.
- **Works Board Order 2021-28:** A Confirming Order for the 3500 block of Jewett Ave Street Improvement Project and Financing thereof through Municipal General Improvement Fund and Special Assessments from Property Owners Benefiting from such Improvements.

The Town of Highland acknowledges its responsibility to comply with the American with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to Municipal sponsored public programs, services and or meetings, the Town of Highland requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and or meeting. To make arrangements, contact the ADA Coordinator for the Town of Highland at (219) 972-7595.

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3. **Works Board Order No. 2021-29:** A Preliminary Order Adopting and Approving Municipal General Improvement Fund Special Assessment Rolls for Property Owners Benefiting from the 3500 Block of Jewett Ave. Street Improvement Project.
 4. **Introduced Ordinance No. 1740:** An Ordinance Designating An Economic Development Target Area Within The Boundary Of An Economic Revitalization Area Established By Resolution 2012-10 Adopted January 30, 2021 That Is Located At 9236 Indianapolis Boulevard To Enable Property Tax Abatement For Retail Uses. *(At its meeting of August 16, 2021, the Economic Development Commission considered the approval of the Economic Development Target Area, pursuant to IC 6-1.1-12.1-7. The Economic Development Commission favorably recommended the establishment by the Town Council of an EDTA for 9236 Indianapolis Boulevard. A letter reporting this is included. At the Town Council Meeting of August 23, 2021, Councilor Herak introduced Ordinance No. 1740 and indicated his intention to move its passage and adoption at this meeting)*
 5. **Introduced Ordinance No. 1743:** An Ordinance To Authorize And Approve Certain Additional Payments To Employees Of The Town Of Highland, Indiana To Acknowledge And Express Appreciation For Services During The Period Of The Novel Corona Virus Pandemic And To Affirm Or Incent Vaccination Against The Virus. *(Introduced by Councilor Herak at the Town Council meeting of August 23, 2021. On the motion to consider at the same meeting of introduction, there were four affirmatives and one negative. The motion required a unanimous vote. A vote on the introduced enactment only requires a majority of the Town Council.)*

Adjournment:

The Town of Highland acknowledges its responsibility to comply with the American with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to Municipal sponsored public programs, services and or meetings, the Town of Highland requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and or meeting. To make arrangements, contact the ADA Coordinator for the Town of Highland at (219) 972-7595.

*** Proof of Publication ***

State of Indiana)
) ss:
Lake County)

**Notice of Public Hearing
Concerning a Proposed General
Improvement Project for the 3500
Block of**

Jewett Avenue, Highland, Indiana
Notice is hereby given that at its special meeting on August 16, 2021, the Town Council of the Town of Highland, Indiana (the "Town") adopted a resolution entitled "A PRELIMINARY ORDER FOR THE 3500 BLOCK OF JEWETT AVE. RECONSTRUCTION PROJECT AND FINANCING THEREOF THROUGH MUNICIPAL GENERAL IMPROVEMENT FUND AND SPECIAL ASSESSMENTS FROM PROPERTY OWNERS BENEFITING FROM SUCH IMPROVEMENTS".

The project includes the construction of curbs and repair of public sidewalks in the 3500 block of Jewett Avenue (the "Improvements"), and the Town intends to finance the cost of the Improvements by assessing property owners benefiting from the Improvements. The Town Council will hold a public hearing at 6:30 p.m. on August 30, 2021 in the regular meeting place of the Town Council at the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana at which time the Town Council will hear all interested persons and decide whether the benefits to the property liable to be assessed for the Improvements will equal the estimated cost of the Improvements.

A copy of the Preliminary order, preliminary plans and specifications for the Improvements, and an estimate of the maximum cost of the improvements will be on file, ten (10) days prior to the Public Hearing, in the office of the Clerk-Treasurer of the Town in the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana.
Dated: August 17, 2021
/s/ Michael W. Griffin
Michael W. Griffin, Clerk-Treasurer
Town of Highland, Indiana
8/19 - 76464 - hspaxlp

Personally appeared before me, a notary public in and for said county and state, the undersigned Nicole Muscari who, being duly sworn, says that She/he is Legal Clerk of the Northwest Indiana Times newspaper of general circulation printed and published in the English language in the Town of Munster in state and county afore-said, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time(s), the date(s) of publication being as follows:

August 19, 2021

TOWN OF HIGHLAND, CLERK TREASURER - LEGALS
CHAD, ACCTS PAYABLE
3333 RIDGE ROAD
HIGHLAND IN 46322

ORDER NUMBER 76464

The undersigned further states that the Northwest Indiana Times newspaper maintains an Internet website, which is located at www.nwi.com website and that a copy of the above referenced printed matter was posted on such website on the date(s) of publication set forth above.

Nicole Muscari, Legal Clerk

By: JoAnn Nunez

Subscribed and sworn to before me this 19th day of August, 2021

Roxanne A. Olejnik
Notary Public

My commission expires:

Section: Legals
Category: 198 Legal - Lake County
PUBLISHED ON: 08/19/2021



TOTAL AD COST: 26.25
FILED ON: 8/19/2021

ATTACH COPY OF ADVERTISEMENT HERE

Town of Highland, Clerk Treasurer
(Governmental Unit)

To: The Times Media Company

Lake County, Indiana

601-45th Avenue, Munster, IN 46321

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
 Head - number of lines
 Body - number of lines
 Tail - number of lines
 Total number of lines in notice

COMPUTATION OF CHARGES

56 lines, 1 columns wide equals 56 equivalent lines at .4773 - 1 line
 cents per line
 Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$ 26.25
 Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
 TOTAL AMOUNT OF CLAIM \$ 26.25

DATA FOR COMPUTING COST

Width of single column in picas 9p4 Size of type 7.0 point.
 Number of insertions 1

order 76464

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper (1) times. The dates of publication being as follows:

August 19, 2021

Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.

Date August 19, 2021

Nicole L. Muscari
Title: Legal Clerk

By:

Nicole L. Muscari
John Hung

**TOWN OF HIGHLAND
ORDER OF THE WORKS BOARD NO. 2021-28**

**AN ORDER CONFIRMING WORKS BOARD ORDER NO. 2021-27
ENTITLED "A PRELIMINARY ORDER FOR THE 3500 BLOCK OF
JEWETT AVE. STREET IMPROVEMENT PROJECT AND
FINANCING THEREOF THROUGH MUNICIPAL GENERAL
IMPROVEMENT FUND AND SPECIAL ASSESSMENTS FROM
PROPERTY OWNERS BENEFITING FROM SUCH
IMPROVEMENTS"**

Whereas, On August 16, 2021, the Town Council of the Town of Highland, Indiana adopted Works Board Order No. 2021-27 entitled "A Preliminary Order for the 3500 Block of Jewett Ave. Street Improvement Project and Financing thereof through Municipal General Improvement Fund and Special Assessments from Property Owners Benefiting from such Improvements", a copy of which is attached hereto and incorporated herein;

Whereas, The Town Council has held a Public Hearing, after publication and mailing of notice as required by law, and has heard all interested persons regarding Works Board Order No. 2021-27;and,

Whereas, The Town Council now desires to confirm Works Board Order No. 2021-27,

Now Therefore, Be it resolved by the Town Council of the Town of Highland, Lake County, Indiana, acting as the Works Board, as follows:

Section 1. That the Town Council hereby determines that the benefits that will accrue to the property liable to be assessed for the improvements (as defined in Works Board Order No. 2021-27) will be in excess of the maximum estimated cost of the improvement;

Section 2. That the Town Council hereby confirms Works Board Order No. 2021-27;

Section 3. That the Town Council hereby orders that the improvements be completed and hereby determines to levy special assessments against the owner of property to be benefited by the improvements in a total amount not to exceed the estimate of maximum cost for the Improvements, which assessments are to be levied upon completion of the Improvements and determined in accordance with the provisions of I.C. 36-9-36.

Be it So Ordered.

Duly adopted and Ordered by the Town Council of the Town of Highland, Lake County, Indiana, this 30th day of August, 2021 by a vote of ____ in favor and ____ opposed.

**TOWN COUNCIL of the TOWN of
HIGHLAND, INDIANA**

Roger Sheeman, President (IC 36-5-2-10)

Attest:

Michael W. Griffin, IAMC/MMC/CPFA/ACPFIM/CMO
Clerk-Treasurer (IC 33-42-4-1; IC 36-5-6-5)

EXHIBIT

TOWN OF HIGHLAND ORDER OF THE WORKS BOARD NO. 2021 - 27

A PRELIMINARY ORDER FOR THE 3500 BLOCK OF JEWETT AVE STREET IMPROVEMENT PROJECT AND FINANCING THEREOF THROUGH MUNICIPAL GENERAL IMPROVEMENT FUND AND SPECIAL ASSESSMENTS FROM PROPERTY OWNERS BENEFITING FROM SUCH IMPROVEMENTS

Whereas, Pursuant to IC 36-1-2-24, the Town Council is the works board for the Town of Highland, Indiana (the "Town");

Whereas, Pursuant to Ordinance No. 1084, adopted by the Town Council on March 23, 1998, the Town has established a Municipal General Improvement Fund to provide monies to construct, repair, reconstruct or improve certain streets, alleys, sidewalks, curbs, gutters and sewers within the Town;

Whereas, Several residents of the **3500 block of Jewett Avenue** have requested consideration of the Town of Highland to install concrete curbs and public sidewalks;

Whereas, The cost for curb and sidewalk shall be paid for by the adjoining property owners based upon front footage of their property through a special assessment pursuant to the Special General Improvement District statute;

Whereas, The Town Council desires to proceed with the **3500 Block of Jewett Avenue Street Improvement Project** and to finance the portion of the cost of such projects relating to reconstruction of curbs and sidewalks (each such portion of a project, an "Improvement") through the Municipal General Improvement Fund;

Whereas, The Town has retained NIES Engineering, Inc. to prepare plans and specifications for the **3500 Block of Jewett Avenue Street Improvement Project**; and,

Whereas, The Town desires to finance the costs of the improvements pursuant to assessments to be collected from the property owners benefited by the respective proposed improvements as set forth in IC 36-9-36,

Now Therefore, Be it resolved by the Town Council of the Town of Highland, Lake County, Indiana, acting as the Works Board, as follows:

Section 1. That the Town Council acting as the Works Board, hereby makes a preliminary determination to proceed with the **3500 Block of Jewett Ave Street Improvement Project** and to finance the cost of the improvements through the Municipal General Improvement Fund and the collection of special assessments from property owners benefited by the respective improvements pursuant to IC 36-9-36;

Section 2. That the Town Council, acting as the Works Board, hereby adopts the plans and specifications for the projects and directs the Project Engineer to place on file cross-sections, general plans and specifications for each of the improvements;

Section 3. That the Town Council, acting as the Works Board, hereby adopts the estimate of the maximum cost of each of the improvements attached hereto as Exhibit A and directs the Clerk Treasurer to place such estimate of maximum costs on file in the office of the Town Council;

Section 4. That the Town Council acting as the Works Board, hereby determines to hold a public hearing regarding each of the improvements and whether the benefits that will accrue to the property liable to be assessed for the respective improvements will equal the maximum estimated cost of each of the improvements, which public hearing will be held at the regular meeting place of the Town Council at **6:30 P.M. on August 30, 2021;**

Section 5. That the Town Council further directs the Clerk Treasurer to publish notice of such hearing and to mail notice of such hearing to property owners affected by the respective improvements.

Be it so ordered.

DULY, PASSED and ORDERED by the Town Council of the Town of Highland, Lake County, Indiana, acting as the Works Board, this 16th day of August 2021, having passed by a vote of 4 in favor and 0 opposed.

**TOWN COUNCIL of the TOWN of
HIGHLAND, INDIANA**

/s/ Roger Sheeman, President (IC 36-5-2-10)

Attest:

/s/ Michael W. Griffin, IAMC/MMC/CPFA/ACPFIM/CMO
Clerk-Treasurer (IC 33-42-4-1; IC 36-5-6-5)

Exhibit

3500 Block of Jewett Ave. Reconstruction Project

Preliminary Engineering: NIES Engineering, Inc.
2421 173rd Street
Hammond, Indiana 46323

Project Limits: Johnston St (west termini)
Liable Rd (east termini)

Estimated Project Cost

Construction Cost:	\$568,658.00
<u>Construction Engineering Cost:</u>	<u>\$54,500.00</u>
Total Project Cost:	\$623,158.00

Special Assessment (maximum): \$51,622.64

Description

The project consists of the reconstruction of the 3500 block of Jewett Avenue. The project includes roadway reconstruction; water main replacement; drainage improvements; new concrete curb and gutter, sidewalk, ramps and driveway aprons; and landscape restoration.

The existing street is an asphalt-paved section with no curbs along either side. The new pavement section will be 30 feet wide and consist of 8 inches of compacted limestone aggregate base course, 2.5 inches of HMA intermediate course, and 1.5 inches of HMA surface course. Curb and gutter will be installed along both sides of the entire roadway for a total back-to-back roadway section width of 33 feet. Public sidewalk will be installed in areas where sidewalks do not exist and replaced in sections where sidewalk is removed for construction.

The existing water main is a dead-end 3-inch diameter pipe. A new 8-inch diameter ductile iron water main will be installed to replace the old 3-inch pipe and will be connected to the existing water system at both Johnston St and Liable Road in order to provide increased flow, pressure and fire protection for the properties along the 3500 block of Jewett Ave.

The existing storm sewer system will be improved by relocating inlets and catch basins to the new curb and gutter location. In addition, existing shallow storm sewers running along both the north and south sides of the existing roadway will be abandoned/removed, and all existing storm laterals will be extended to the deeper storm sewer within the roadway that will remain in service.

The 3500 block of Jewett Avenue is considered a residential street. The area is zoned R1 for single-family residential housing.

It is proposed that the property owners will be assessed for the new concrete curb and gutter across their property frontages, as well as for new sidewalks where none currently exist. Property owners will not be assessed for sidewalks that are removed as a consequence of the project.

It is proposed that the balance of construction is to be paid for by other funds of the municipality which could include Capital Cumulative Improvement (CCI), sanitary district funds, water works funds, Local Road and Street (LR&S) funds, gaming revenue and other capital funds of the municipality.

**TOWN OF HIGHLAND
ORDER OF THE WORK BOARD NO. 2021-29**

**A PRELIMINARY ORDER ADOPTING AND APPROVING
MUNICIPAL GENERAL IMPROVEMENT FUND SPECIAL
ASSESSMENT ROLLS FOR PROPERTY OWNERS
BENEFITING FROM THE 3500 BLOCK OF JEWETT AVE.
STREET IMPROVEMENT PROJECT**

Whereas, Pursuant to Ind. Code 36-1-2-24, the Town Council is the works board for the Town of Highland, Indiana (the "Town");

Whereas, Pursuant to Ordinance No. 1084, adopted by the Town Council on March 23, 1998, the Town has established a Municipal General Improvement Fund to provide monies to construct, repair, reconstruct or improve certain streets, alleys, sidewalks, curbs, gutters and sewers within the Town;

Whereas, Pursuant to Works Board Order No. 2021-28, the Town Council confirmed Order No. 2021-27 and determined that the benefits to accrue to the property liable to be assessed for reconstruction of curbs and sidewalks in the 3500 Block of Jewett Ave. (the "Improvements") will be in excess of the maximum estimated cost of the Improvements; and,

Whereas, An assessment roll for the Improvements, including the name and owner of each parcel of property abutting on and adjacent to such Improvement, a description of each parcel of such property, and the total assessment against each parcel of property, copies of which are attached hereto as Exhibit A (each, an "Assessment Roll"), has been prepared and filed with this Town Council,

Now, Therefore, be it resolved by the Town Council acting as the Works Board of the Town of Highland, Lake County, Indiana, as follows:

Section 1. That the Town Council hereby adopts and approves the Assessment Roll for the Improvements to the 3500 Block of Jewett Ave.;

Section 2. That the Town Council hereby determines to hold a public hearing regarding the Assessment Roll for the Improvements and to receive and hear remonstrances against the amounts assessed on the Assessment Roll and determine whether the lots or tracts of land have been or will be benefited by the Improvements in (a) the amount set forth on the Assessment Roll, (b) such greater or lesser amount, or (c) any amount at all, which public hearing will be held at the regular meeting place of the Town Council at **6:30 p.m. on September 13th, 2021**, and the Town Council further directs the Clerk-Treasurer to publish notice of such hearing and to mail notice of such hearing to property owners affected by the Improvements.

Be it So Ordered.

Duly adopted and Ordered by the Town Council of the Town of Highland, Lake County, Indiana, this 30th day of August, 2021 by a vote of ____ in favor and ____ opposed.

**TOWN COUNCIL of the TOWN of
HIGHLAND, INDIANA**

Roger Sheeman, President (IC 36-5-2-10)

Attest:

Michael W. Griffin, IAMC/MMC/CPFA/ACPFIM/CMO
Clerk-Treasurer (IC 33-42-4-1; IC 36-5-6-5)

**TOWN OF HIGHLAND, INDIANA
ORDINANCE NO. 1740**

AN ORDINANCE DESIGNATING AN ECONOMIC DEVELOPMENT TARGET AREA WITHIN THE BOUNDARY OF AN ECONOMIC REVITALIZATION AREA ESTABLISHED BY RESOLUTION 2012-10 ADOPTED JANUARY 30, 2021 THAT IS LOCATED AT 9236 INDIANAPOLIS BOULEVARD TO ENABLE PROPERTY TAX ABATEMENT FOR RETAIL USES

WHEREAS, Indiana Code 6-1.1-12.1; amended, (the “Act”) allows a partial abatement of property taxes attributable to “Redevelopment” or “Rehabilitation” activities in “Economic Revitalization Areas” as those terms are defined in the Act;

WHEREAS, On January 30, 2012, the Highland Town Council adopted **Resolution No. 2012-10** designating an Economic Development Revitalization Area including 9236 Indianapolis Boulevard;

WHEREAS, IC 6-1.1-12.1-3(e) provides that any facility the primary purpose of which is retail food or beverage service; automobile sales or service; or other retail is not eligible for property tax abatement unless the facility is located in an Economic Development Target Area;

WHEREAS, The Highland Redevelopment Commission and the Town Council desire to have the Real Estate located 9236 Indianapolis Boulevard designated as an Economic Development Target Area for the purpose of offering property tax savings for retail uses;

WHEREAS, IC 6-1.1-12.1-7(a)(1) enables the Town Council to designate an Economic Development Target Area by ordinance after a favorable recommendation by the Economic Development Commission in a specific geographic territory that *“has become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property”*;

WHEREAS, IC 6-1.1-12.1-7(b) enables the Town Council to designate up to 15% of the total geographic territory of the town to be in Economic Development Target Areas;

WHEREAS, At a meeting held Monday, August 16, 2021, the Highland Economic Development Commission determined the area proposed for an Economic Development Target Area within the Economic Revitalization Area that is located at **9236 Indianapolis Boulevard** is substantially less than 15% of the total geographic territory of the town; and

WHEREAS, At the meeting held Monday, August 16, 2021, the Highland Economic Development Commission unanimously recommended designation of an Economic Development Target Area located at 9236 Indianapolis Boulevard to enable property tax abatement for retail uses;

NOW THEREFORE, IT IS FOUND, DETERMINED AND ORDAINED, by the Town Council of the Town of Highland as follows:

Section 1. That the foregoing findings in the preamble to this ordinance are true, all information required to be submitted has been submitted in proper form and all requirements for approval of property tax abatement for retail uses located at 9236 Indianapolis Boulevard have been met.

Section 2. That the real estate within the Economic Revitalization Area established by **Resolution No. 2012-10** adopted JANUARY 30, 2012, that is located at 9236 Indianapolis Boulevard as described in **Exhibit A** attached and incorporated herein by reference, is found to be, declared and designated an Economic Development Target Area.

Section 3. That a property owner within said Economic Development Target Area who seeks tax abatement must submit an application of a form approved by the Redevelopment Commission and a "Statement of Benefits" (Form SB-1) prescribed by the Indiana Department of Local Government Finance before installing new equipment or before the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. The application fee shall be \$250.00 to defray actual processing and administrative costs.

Section 4. That the Clerk-Treasurer is authorized and directed to file a copy of this ordinance, including a description of the real estate as contained in **Exhibit A**, with the Lake County Auditor and the Department of Local Government Finance.

Introduced and Filed on the 23rd day of August, 2021. Consideration on same day or at same meeting of introduction was not considered, pursuant to IC 36-5-2-9.8.

DULY ORDAINED and ADOPTED this _____ Day of _____ 2021, by the Town Council of the Town of Highland, Lake County, Indiana, having been passed by a vote of _____ in favor and _____ opposed.

**TOWN COUNCIL of the TOWN of
HIGHLAND, INDIANA**

Roger Sheeman, President (IC 36-5-2-10)

Attest:

Michael W. Griffin, IAMC/MMC/CPFA/ACPFIM/CMO
Clerk-Treasurer (IC 33-42-4-1;IC 36-5-6-5)

EXHIBIT A

Legal Description of 9236 Indianapolis Boulevard

LEGAL DESCRIPTION

Deed Into Trust
Indiana Land Trust Company
Instrument No. 2014-068316

LOT 1, RUDOLPH ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94 PAGE 5
IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PLAT MAP
9236 INDIANAPOLIS BOULEVARD

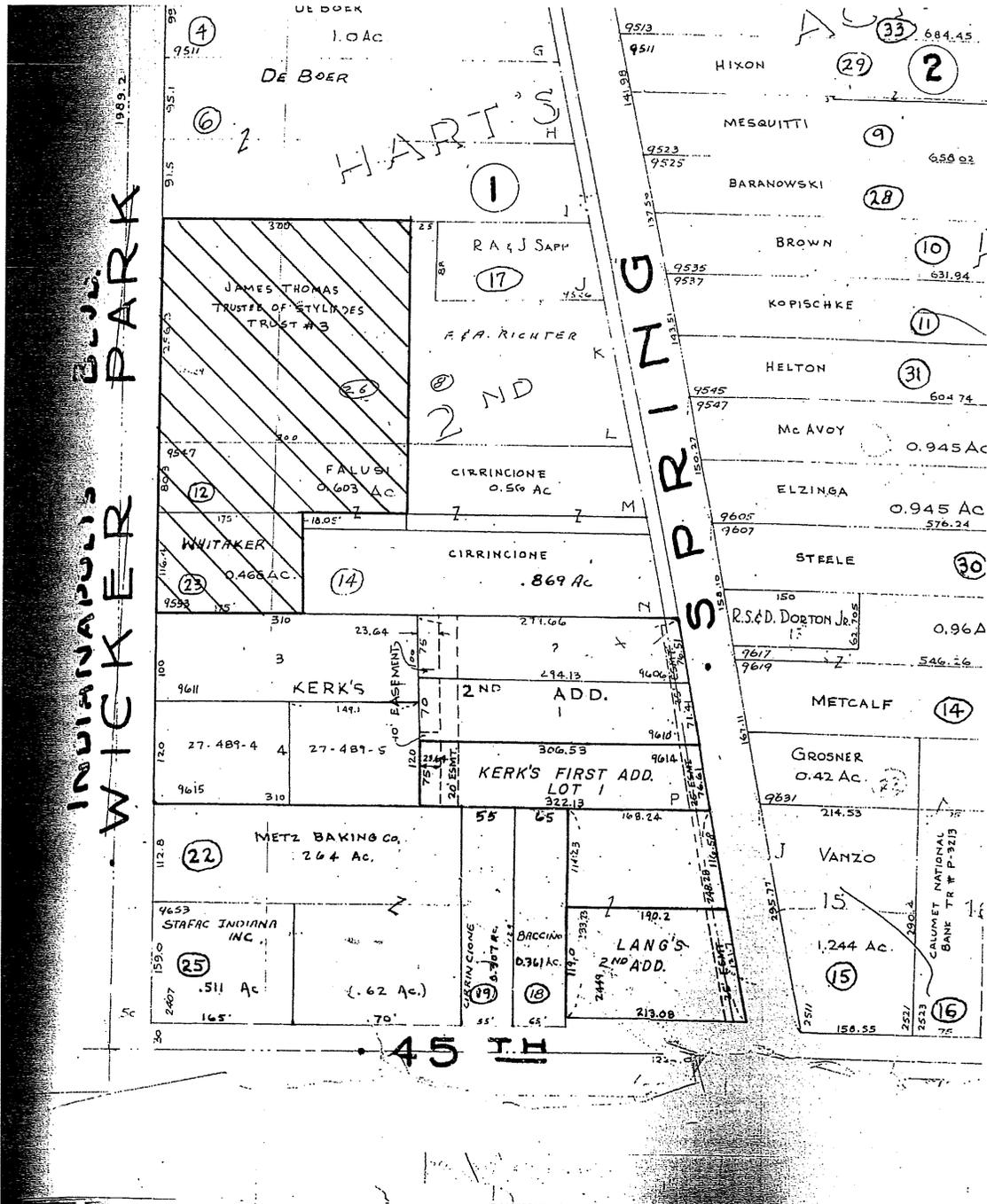


EXHIBIT B

INDIANA LAND TRUST COMPANY TR #120086
(DBA: WEBB HYUNDAI, L.L.C.)
Tax Abatement Application



STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (06 / 10.14)
Prescribed by the Department of Local Government Finance

20 23, PAY 20 24
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-6.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):
 Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner (if it was mailed after April 10). A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(f)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Indiana Land Trust Company TR#120086					
Address of taxpayer (number and street city state, and ZIP code) 9236 Indianapolis Blvd. Highland, Indiana 46322					
Name of contact person Kelly Webb Roberts		Telephone number (815) 230-6109		E-mail address Kelly@webbcars.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town of Highland				Revision number	
Location of property 9236 Indianapolis Blvd. Highland, Indiana 46322		County Lake County		DLGF taxing district number 45026	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) See Attached...				Estimated start date (month, day, year) August 30, 2021	
				Estimated completion date (month, day, year) May 1, 2022	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 38.00	Salaries \$50,000.00	Number retained 38.00	Salaries \$50,000.00	Number additional 15.00	Salaries \$50,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			3,500,000.00	1,348,000.00	
Plus estimated values of proposed project			3,500,000.00	1,000,000.00	
Less values of any property being replaced			-300,000.00	0.00	
Net estimated values upon completion of project			6,700,000.00	3,028,000.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Kelly Webb Roberts</i>				Date signed (month, day, year) July 30, 2021	
Printed name of authorized representative Kelly Webb Roberts				Title President	

ORDINANCE No. 1743
of the
TOWN of HIGHLAND, INDIANA

AN ORDINANCE to AUTHORIZE AND APPROVE CERTAIN ADDITIONAL PAYMENTS TO EMPLOYEES of the TOWN of HIGHLAND, INDIANA TO ACKNOWLEDGE AND EXPRESS APPRECIATION for SERVICES DURING THE PERIOD of the NOVEL CORONA VIRUS PANDEMIC and TO AFFIRM OR INCENT VACCINATION AGAINST THE VIRUS.

WHEREAS, Title 36, Article 1 Chapter 4 of the Indiana Code confers certain general corporate powers on the several units of government in Indiana;

WHEREAS, Section fifteen of that chapter specifically provides that a unit of government may fix the level of compensation of its officers and employees;

WHEREAS, I.C. 36-5-3-2 further provides in pertinent part that the town legislative body shall provide reasonable compensation for the other town officers and employees;

WHEREAS, The people of the United States of America, the State of Indiana and the Town of Highland, are enduring a public health emergency, that first began in March 2020, related to the risk of airborne infection from the Novel Corona Virus 19 and its continuing mutations including most recently the Delta Variant;

WHEREAS, The risk to the public health has been combated by sheltering in place, closures of businesses, undertaking personal protective measures including the wearing of face masks, the emergency approval and dissemination of vaccines, and the continuing delivery of critical governmental services by the several workers of the municipal government of Highland; and,

WHEREAS, The Town Council of the Town of Highland, as the town legislative body, now desires to further fix the compensation of the employees of the Town providing a *one-time appreciation stipend*, in appreciation for and in recognition of the commendable service of the municipal workforce during the Novel Corona Virus 19 pandemic, maintaining governmental services without interruption,

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Town Council of the Town of Highland, Lake County, Indiana, that the wages, salaries, and special detail levels of the officers and employees of the Town of Highland, are hereby further established and fixed, pursuant to the provisions indicated herein and as follows:

Section 1. (A) That for all full-time employees, eligible employees as defined by Section 6.03.06(A)(3) of the compensation and benefits ordinance, certain additional identified workers from the departments described in *exhibits* to this ordinance, and paid on call firefighters of the Town of Highland, there shall be paid a one-time Covid-19 service appreciation stipend for the months of service beginning March 1, 2020 through to August 31, 2021;

(B) That the Covid-19 service appreciation stipend authorized

by this ordinance shall be calculated on a flat rate of one hundred twelve dollars (\$112) for each month of service that the workers described in this section were employed, in the service period described in this section to be paid in a lump sum not to exceed two thousand sixteen dollars (\$2,016);

(C) That paid on call firefighters shall be further required to have responded to at least two (2) or more fire calls for each month in which the Covid-19 service appreciation stipend is to be paid;

(D) That the provisions of this ordinance will apply to all full-time employees, eligible employees as defined by Section 6.03.06(A)(3) of the compensation and benefits ordinance, certain additional identified workers from the departments described in *exhibits* to this ordinance, and paid on call firefighters of the Town of Highland who are employed on the date of passage and adoption of this ordinance;

Section 2. (A) That, to further affirm and encourage the health and welfare of the public workforce, all full-time employees, eligible employees as defined by Section 6.03.06(A)(3) of the compensation and benefits ordinance, certain additional identified workers from the departments described in *exhibits* to this ordinance, and paid on call firefighters of the Town of Highland, shall be paid a vaccination stipend in the amount of one thousand dollars (\$1,000);

(B) That the vaccination stipend shall not be paid without proof of vaccination to be filed with the worker's department head;

(C) That the proof of vaccination must evidence that the vaccinated worker has received the full course of the vaccine as stipulated by the vaccine manufacturer, meaning the two (2) inoculations for the Pfizer and Moderna vaccines and one (1) for the Johnson and Johnson vaccine and that eligibility will not require any booster;

(D) That all full-time employees, eligible employees as defined by Section 6.03.06(A)(3) of the compensation and benefits ordinance, certain additional identified workers from the departments described in *exhibits* to this ordinance, and paid on call firefighters of the Town of Highland, will have the period beginning from the passage and adoption of this ordinance and until December 31, 2021 to apply for the covid vaccine stipend;

Section 3. That each department head shall be required to prepare a roster of eligible workers as defined by this ordinance, depicting that the worker was employed on the date of this ordinance's passage and adoption, and reporting the covid service stipend calculated in the amount authorized by this ordinance for which each listed worker is eligible;

Section 4. Notwithstanding the wage and salary ordinance in effect as amended or the provisions of the compensation and benefits ordinance, the following is further directed:

(A) That **no** elected officer or appointed officer of a board or commission of the town of Highland are eligible for any benefit under this ordinance;

(B) That an eligible worker who is also a paid on call firefighter, shall only benefit under the terms of this ordinance under only one status of eligibility, which ever is greater;

(C) That all payments authorized by this ordinance shall be subject to an additional appropriation of *unreserved, undesignated* fund balance on deposit to the credit of the Corporation General Fund, paid from this approved appropriation to all employees subject to this ordinance's terms regardless of the assigned office or department of the eligible worker;

Section 5. That this ordinance is intended to be complementary and a companion to and in support of the existing ordinances governing wages, salaries and compensation and shall not be construed as abridging those provisions except as expressly set forth in Section 4 of this ordinance;

Section 6. (A) That the provisions of this ordinance, shall become effective and shall remain in full force and effect from and after the date of its passage and adoption, and until its repeal or amendment by subsequent enactment;

(B) That the clerk-treasurer's authority to implement the provisions of this ordinance pursuant to the provisions expressly set forth in IC 36-5-6-6 (a) (3) & (4) is hereby acknowledged.

Introduced and Filed on the 23rd day of August 2021. Consideration on same day or at same meeting of introduction sustained a vote of 4 in favor and 1 opposed, pursuant to IC 36-5-2-9.8.

DULY ORDAINED and ADOPTED this _____ Day of _____ 2021, by the Town Council of the Town of Highland, Lake County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

**TOWN COUNCIL of the TOWN of
HIGHLAND, INDIANA**

Roger Sheeman, President (IC 36-5-2-10)

Attest:

Michael W. Griffin, IAMC/MMC/CPFA/ACPFIM/CMO
Clerk-Treasurer (IC 33-42-4-1; IC 36-5-6-5; IC 36-5-2-10.2)

EXHIBIT A

Parks and Recreation Department

The following are certain additional identified workers from the Parks and Recreation Department to be included according to the terms of this Ordinance.

Ashleigh Banks

Michelle Chandler

Kyla Gamez

Morgan Juarez

Joseph Kiortsis

Robert Kirk

Scarlett Labuda

Ryli Letke

Ethan Lewis

Cole Linkiewicz

Angel Morales

Joseph Optiz

Madison Owens

Robert Patterson

Sarah Peters

Nicole Russell

Andrew Sharp

Olivia Skertich

Cheryl Spasske

Justin Stewart

Corlizha Walker

EXHIBIT B

Metropolitan Police Department

The following are certain additional identified workers from the Metropolitan Police Department to be included according to the terms of this Ordinance.

Tracy Anderson

Robert Derengowski

Isabel Flens

Jerry Koedyker

Michael Lambertino

Aubrey Llano

Erin Rutherford

Mallory Marlett

Marilyn Thompson